

WRCOG Public Works Committee

December 11, 2025



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1. Call to Order



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2. Pledge of Allegiance



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3. Roll Call



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4. Public Comments

Non-agenda items only; three-minute limit per person.



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Consent Calendar (Item 5.A)

5.A Action Minutes from the October 9, 2025, Public Works Committee Meeting

Requested Action:

1. Approve the Action Minutes from the October 9, 2025, Public Works Committee meeting.



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6.A TUMF Program Status Overview



Cameron Brown
WRCOG



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TUMF Program Review

- Recurring update to PWC gives local agencies a look into the activity of the Program
- Focus will be on two parts of the Program
 - Collections: How much revenue from previous months and fiscal year to date
 - Reimbursements: How much funding has been reimbursed for project development

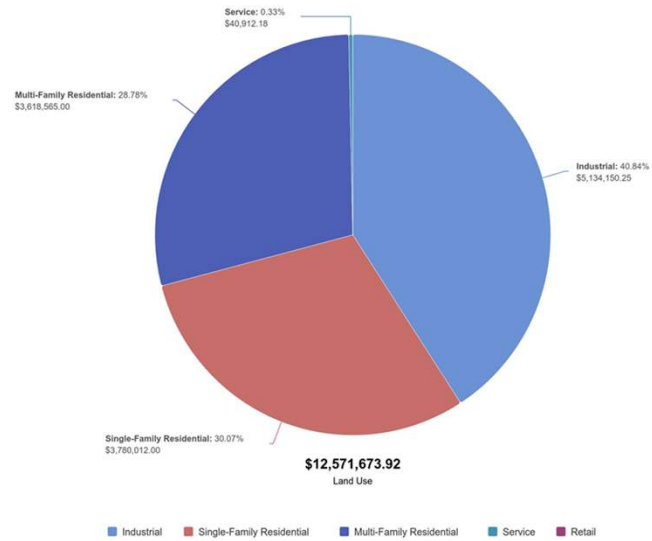


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Collections

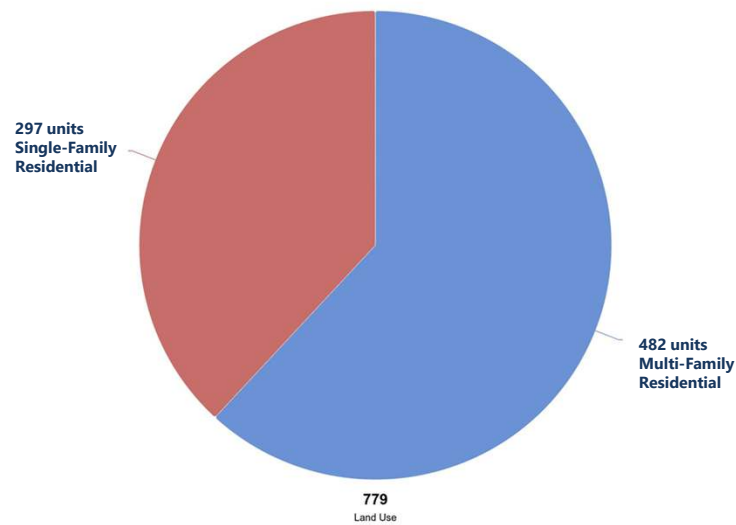
- \$12.5M collected in FY 2025/2026
 - \$3.4M in July
 - \$6.95M in August
 - \$2.1M in September
- By Land Use:
 - Single-family – 30.1%
 - Multi-family – 28.8%
 - Industrial – 40.8%
 - Retail – 0%
 - Service – .3%



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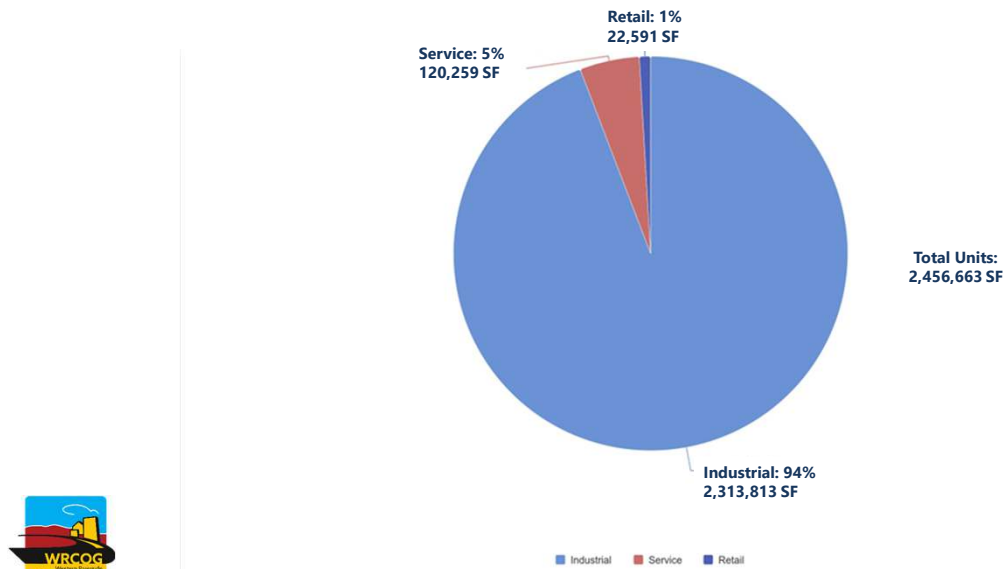
Residential Units Built



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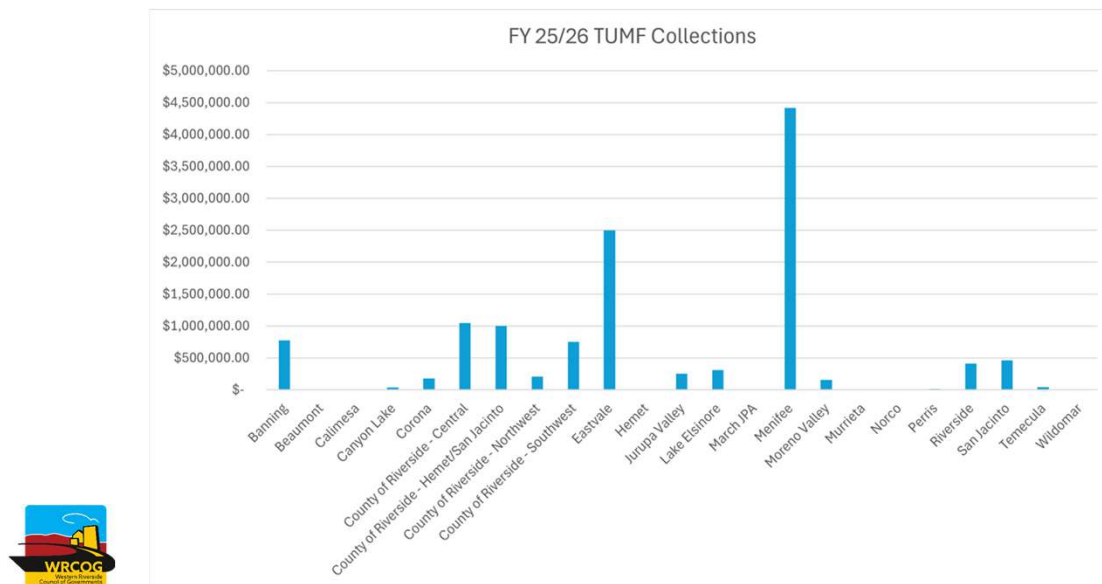
Non-Residential SF Built



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Collections by Agency



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Reimbursements

- \$20.9M reimbursed on TUMF Projects
- Across 20 different projects
- Reimbursements are exceeding collections



Reimbursed Project per Agency	Reimbursed Amount
Banning	\$ 129,240.16
Highland Spring Avenue/I-10 Interchange	\$ 129,240.16
Calimesa	\$ 29,161.60
Singleton Rd/I-10 Interchange	\$ 29,161.60
County - HSJ	\$ 8,750,000.00
SR-79 Realignment (Newport Road to Simpson Road)	\$ 8,750,000.00
County - NW	\$ 536,977.54
Hamner Ave (Schleisman to Santa Ana River) & Santa Ana River to 6th St [2 to 6 lanes]	\$ 405,628.27
Wood Rd (Krameria Ave to Cajalco Rd)	\$ 131,349.27
County - SW	\$ 136,018.78
Butterfield Stage Rd (Murrieta Hot Springs to Auld Road)	\$ 32,121.56
Grand Ave (Ortega Hwy to Central St)	\$ 103,897.22
Eastvale	\$ 2,547,375.59
Limonite Ave Bridge over Cucamonga Creek [0 to 4 lanes]	\$ 2,547,375.59
Lake Elsinore	\$ 324,572.64
SR-74/I-15 Interchange Phases I/II	\$ 324,572.64
Menifee	\$ 511,599.77
McCall/I-215 Interchange	\$ 81,293.75
Menifee Rd (Garbani Rd to Scott Rd)	\$ 430,306.02
Moreno Valley	\$ 1,239,402.01
Heacock St (San Michele Rd to Harley Knox Blvd) [2 to 4 lanes]	\$ 183,049.59
Moreno Beach Dr/SR-60 Interchange Phase I/II - Overcrossing	\$ 166,823.64
Theodore St (WLC Parkway)/SR-60 Interchange	\$ 889,528.78
Perris	\$ 109,466.24
Ethanac Rd (Goetz Rd to Keystone Dr) w/Bridge	\$ 109,466.24
Riverside	\$ 4,484,341.41
Third St Grade Separation	\$ 4,484,341.41
Temecula	\$ 1,555,480.50
French Valley Phase III (Jefferson Ave to Ynez Rd)	\$ 1,555,480.50
Wildomar	\$ 555,838.91
Bundy Canyon/I-15 Interchange	\$ 17,271.15
Palomar St (Mission Trail to Jefferson Ave) [2 to 4 lanes]	\$ 532,404.89
Wildomar Trail/I-15 Interchange	\$ 6,162.87
Grand Total	\$ 20,909,475.15

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Active Credit Agreements (Not including County)

Agency	Developer	Road Improvement	Max TUMF Credit
City of Beaumont	Pardee Home	SR-60/Potrero Interchange	\$4,000,000
City of Calimesa	San Gorgonio Land	Cherry Valley Blvd/I-10 Interchange	\$36,517,000
City of Calimesa	Highpointe JPR 308	Singleton Road	\$3,204,665
City of Eastvale	The New Home Company	Widening of Limonite Ave and Hamner Ave	\$1,905,270.55
City of Eastvale	Orbis Eastvale Partners	Limonite Ave (Archibald to Cucamonga Creek Bridge)	\$114,343
City of Hemet	Pulte Homes	New Stetson Road	\$1,005,843
City of Lake Elsinore	Pulte Homes	Nichols Road and Lake Street	\$4,732,000
City of Lake Elsinore	Zairey	Grand Ave (Macy Street to HWY-74)	\$2,080,966
City of Menifee	Pulte Homes	Goetz Rd (Thornton Ave to McLaughlin Rd)	\$1,208,943

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Active Credit Agreements

Agency	Developer	Road Improvement	Max TUMF Credit
City of Menifee	Stark Menifee Land	Menifee Town Center	\$576,555
City of Murrieta	Lennar Homes of California	SR-79/Winchester Rd	\$1,569,962
City of Murrieta	MHS Retail	Murrieta Hot Springs & Date Street	\$677,860
City of Murrieta	Woodside 05S LP	Whitewood Rd	\$399,412
City of Perris	IDIL Perris North 3	Case Road (Ellis Ave to I-215)	\$13,635,000
City of Perris	Pulte Homes	Evans Road	\$2,912,258
City of Temecula	SB Altair	Western Bypass Road	\$27,805,000
City of Wildomar	Baxter Development	Wildomar Trail and Baxter Ave	\$2,881,000
City of Wildomar	KB Home Coastal	Jefferson Ave (Starbucks Circle to City of Murrieta)	\$1,072,540

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Reminder on Docu-Sign Process

- All agreements are executed in Docu-Sign
 - No exceptions
- WRCOG initiates process once both WRCOG and member agency have taken to Executive Committee / City Council
- WRCOG will contact member agency to confirm who will sign
 - Anyone can be added to review process
- WRCOG Executive Director will be the last to sign
- Executed copy will be sent to member agency
- Process ensures legal chain of custody for agreements



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Other highlights in the Program

- TUMF staff have completed the '150 Projects and Counting' Report
- All Five Zones have full TIP approvals for FY 2025/2026
- The TUMF Team has begun its TUMF Annual Review for FY 2024/2025
- Welcome newest team member, Caroline Hammond!



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6.A TUMF Program Status Overview

Requested Action:

1. Receive and file.



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6.B TUMF Developer Credit Agreements Reporting and Tracking



Cameron Brown
WRCOG



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What Is a Developer Credit Agreement?

- Three-party agreement between developer, member agency, and WRCOG
- Allows developer to construct a TUMF-eligible regional improvement in lieu of paying TUMF fees
- Developer earns credits equal to construction value or maximum TUMF share
- Credits can be used to offset TUMF on development
- Supports timely delivery of regional transportation improvements



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Historical Challenges

- No consistent or periodic tracking of agreement progress
- Difficulties reconciling completed agreements
- Uncertainty regarding remaining credit balances
- Lack of visibility into development progress and improvement status
- Increased administrative burden for WRCOG and jurisdictions



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New Bi-Annual Reporting Requirement

- Applies to all jurisdictions with active Developer Credit Agreements
- Reporting required twice per year
- Jurisdictions must provide updates on:
 - Development progress under the agreement
 - Status of the TUMF-eligible improvement
 - Credit usage and remaining credit available
- Strengthens WRCOG's ability to track lifecycle, compliance, and eventual reconciliation



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Mandatory TUMF Clearance Through Portal

- All development under a Credit Agreement must apply for TUMF Clearance via WRCOG's online portal
- Portal automatically:
 - Tracks credit usage
 - Calculates remaining credits
 - Restricts clearance once credits are exhausted
 - Prevents over-crediting or use of credits outside agreement limits



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Benefits of Portal & Reporting System

- Increased transparency and accountability
- Reduced administrative burden for jurisdictions
- Accurate, real-time tracking of credit balances
- Reliable audit trail for agreement closeout
- Improved consistency in program administration
- Ensures compliance with TUMF Administrative Plan



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Active Agreements

- WRCOG has implemented credit-based TUMF clearance
- A full list of active developer Credit Agreements is available in agenda packet
- Jurisdictions should contact WRCOG with corrections or updates



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Name	Estimated Obligation	Estimated Credit	Credit Taken via TUMF Portal
Beaumont & Pardee Homes - SR/60 Potrero Interchange	\$4,000,000	\$4,000,000	\$1,668,525
Calimesa & San Geronio Land - I10/Cherry Valley PAED/PSR	\$36,546,864	\$36,517,000	\$0
Calimesa & Highpointe JPR 308 - Singleton Rd	\$2,715,138	\$3,204,665	\$0
Corona & Arantine Hills - Cajalco Interchange	\$11,083,685	\$35,323,315	\$4,597,956
Corona & Arantine Hills - Bedford Canyon	\$0	\$3,355,000	\$232,392
County of Riverside & Pulte Homes - Pigeon Pass Rd	\$1,394,352	\$1,288,136	\$0
County of Riverside & KB Home - Washington St	\$1,171,236	\$846,652	\$0
County of Riverside & Forestar Toscana - Temescal Cyn	\$4,294,399	\$2,921,866	\$0
County of Riverside & Heller Development - Briggs Rd	\$547,940	\$127,556	\$0
County of Riverside & French Valley Marketplace - SR-79	\$574,028	\$574,028	\$0
County of Riverside & Lennar/TriPointe/Woodside - Indian Truck Trl.	\$4,809,166	\$4,809,166	\$0
County of Riverside & Spring Mountain Ranch - Mt. Vernon Ave	\$1,778,142	\$1,543,040	\$0
County of Riverside & Lennar - Briggs Rd	\$1,919,760	\$225,821	\$0
Eastvale & The New Home Company - Limonite	\$2,882,040.00	\$2,608,000.00	\$2,323,608
Hemet & Pulte Homes - New Stetson	\$1,515,600.00	\$1,005,843.00	\$353,640
Lake Elsinore & Pulte Homes - Lake St & Nichols Rd	\$3,475,776.00	\$1,330,000.00	\$3,334,320
Lake Elsinore & Zairey, Inc. - Grand Ave	\$610,733.00	\$2,080,966.00	\$0
Menifee & Stark Menifee Land - Newport Rd	\$11,462,654.00	\$576,555.00	\$0
Menifee & Pulte Homes - Goetz Rd	\$7,638,624.00	\$1,208,943.00	\$2,771,084
Murrieta & FV Commons - Clinton Keith & Winchester Rd	\$4,529,703	\$2,890,883	\$0
Murrieta & Woodside - Whitewood Rd	\$390,412	\$399,412	\$0
Murrieta & MHS Retail - Murrieta Hot Springs & Date St	\$113,337	\$677,860	\$0
Murrieta & Lennar Homes - SR-79/Winchester	\$2,776,230	\$1,569,962	\$0
Perris & IDIL Perris North 3 - Case Rd	\$2,616,573	\$13,635,000	\$0
Perris & Pulte Homes Company - Evans Rd	\$5,324,808	\$2,912,258	\$359,804
Temecula & SB Altair - Western Bypass (Diaz Rd)	\$7,119,560		\$0
Wildomar & Baxter Development - Wildomar Trail	\$199,920	\$2,881,000	\$0
Wildomar & KB Home Coastal - Jefferson Ave	\$1,274,008	\$1,072,540	\$0



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6.B TUMF Developer Credit Agreements Reporting and Tracking

Requested Action:

1. Receive and file.



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6.C Class A & B Office TUMF Exemption



Cameron Brown
WRCOG



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TUMF Program

- The TUMF Program mitigates transportation impacts from development
- Fees meet AB 1600 (Mitigation Fee Act) requirements
- Nexus Study determines the link between development and the traffic a development creates
- WRCOG uses the ITE Trip Generation Manual to estimate new trips created



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Existing Exemptions / Reduction

- Several Exemptions are included in the Program
- ADUs
 - Support housing goals, low impact
- Affordable Housing
 - State law
- Retail / Service – First 3,000 sq. ft.
 - Help promote commercial development
- Class A & B Office – reduced rate (1/2 of service rate)
 - Encourage more office development



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Proposal Submitted to WRCOG

- Several agencies have asked for further exemptions on Class A & B Office
- Their letters suggest that a blanket exemption would do the following:
 - Help incentivize high-wage employment centers within western Riverside County
 - Support reduction of regional out-commuting
 - Improve job-housing balance and reduce VMT
 - Promote infill, adaptive reuse, and redevelopment of aging commercial corridors



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Class A & B Office Development

- \$787,000 has been collected over the last five years
 - Less than 0.3% of all collections during that time
- No development change occurred with the lowering of office rate
- Similar reductions towards retail / service development have not shown changes in development patterns



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Possible Benefits of an Exemption

- Supports creation of high-wage job centers
- Improves job-housing balance and reduces long-distance commuting
- Encourages infill, adaptive reuse, and commercial corridor revitalization
- Fiscal impact relatively limited based on historic collections



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Possible Drawbacks of an Exemption

- Office uses generate significant trips; exemption may weaken nexus basis
- Reduces funding for regional transportation improvements
- Could set precedent for additional land use exemptions
- May require jurisdictions to backfill lost revenue



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Next Steps

- WRCOG will be reviewing available data and all the input provided
- Staff will evaluate the pros / cons of a 100% exemption and report back to the PWC
- At that time, staff will decide on whether it is prudent to add this exemption
- Would be codified in the Administrative Plan and Fee Calculation Handbook



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6.C Class A & B Office TUMF Exemption

Requested Action:

1. Receive and file.



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6.D Santa Ana Municipal Separate Storm Sewer System (MS4) Permit Compliance Program Activities Update



Ryan Kearns
Flood Control



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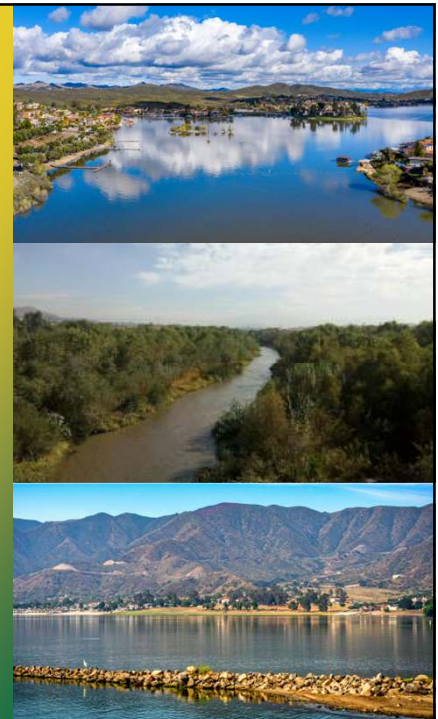
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RIVERSIDE COUNTY
WATERSHED PROTECTION

WRCOG Public Works Committee Stormwater MS4 Program Update

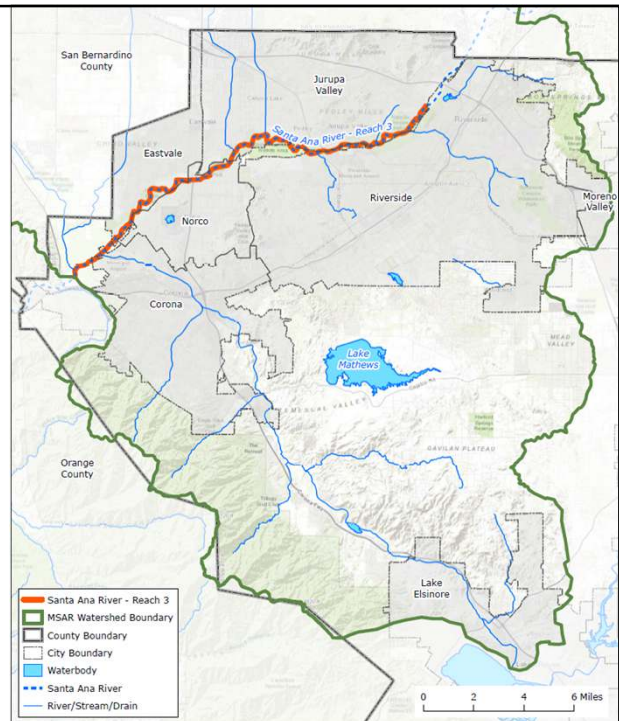
Ryan Kearns
Chief of Watershed Protection
Riverside County Flood Control & Water Conservation District
December 11, 2025



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Middle Santa Ana River Bacteria TMDL

- Dry-weather deadline: 12/31/2015
- Current Wet-weather deadline: **December 31, 2025**
- Wet weather deadline to be extended to **December 31, 2035**
- New MS4 Permit – Numeric Effluent Limitations
 - Permittees are not meeting numeric water quality objectives for bacteria
 - Two Options:
 - Status Quo
 - Time Schedule Order



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Time Schedule Orders

- **Option 1: Time Schedule Order (TSO)**
 - Provides up to 10 years to comply
 - Water Board cannot issue monetary penalties
 - Allows Permittees to propose a series of plans and BMPs to come into compliance
 - Santa Ana Water Board staff have expressed desire
- **Option 2: No Time Schedule Order**
 - “Status Quo” = Cheaper
 - Risk being issued Mandatory Penalties (up to \$10,000/day)
 - Risk being litigated by NGOs



Riverside – Magnolia Center, and Jurupa Valley – San Sevaime in Aug 2026

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Time Schedule Orders – Next Steps

- Collectively choosing **Option 1** = TSO must be adopted prior to adoption of next MS4 Permit
- Notice of Intent needed; attorney review required
- ~6-month negotiation timeline
- District to Convene Permittees in early January



Riverside – Magnolia Center, and Jurupa Valley – San Sevaire in Aug 2026

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Lake Elsinore/Canyon Lake Nutrients TMDL

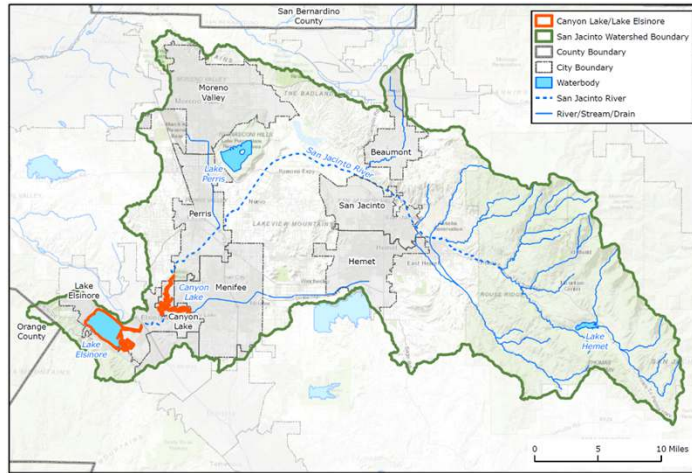
- Lake Elsinore and Canyon Lake continue to experience severe algal blooms and fish kills
- Cause of WQ Problems:
 - Excessive Phosphorus and Nitrogen = **nutrients**
 - Depletion of Oxygen
- Sources of Nutrients:
 - Fertilizer
 - Pet Waste
 - Yard Waste
 - Agriculture/Dairies
 - Natural Sources



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Lake Elsinore/Canyon Lake Nutrients TMDL

- In compliance with the 2004 TMDL
- Continued fish kills and algal blooms led to a revised TMDL with stricter nutrient limits
- On July 25, 2025, the revised TMDL was approved by the Santa Ana Water Board.
- The revised TMDL will become effective end of 2026 – the TMDL still requires approval from:
 - State Water Board
 - Office of Administrative Law
 - USEPA



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Lake Elsinore/Canyon Lake Nutrients TMDL

- The TMDL has 20 new tasks that must be completed, including three in the next few years:
 1. Revise the Comprehensive Nutrient Reduction Plan (CNRP)
 2. Re-authorize Alum Application in Canyon Lake and/or alternatives
 3. Minor Sources study, to define implementation measures for cities upstream of Mystic Lake
- TMDL Task Force Budget to likely increase by 25-50% for FY 26-27



	3/19/2025	3/19/2025	2024 LEAMS	Revised
Revised FY 2025-26 Lake Elsinore & Canyon Lake TMDL Task Force Agency Contributions	Approved Budget Allocation 2025-26	Approved LEAMS Allocation 2025-26	TN Credits (held in reserve)	Budget Allocation 2025-26
Task Force Agency Allocation	Total	Total		
MS4 Co-Permittees (Total)	\$ 773,563	\$ 110,100	\$ 47,700	\$ 725,863
Riverside County	\$ 155,392	partner	\$ -	\$ 155,392
City of Beaumont	\$ 34,213	\$ 3,000	\$ 1,500	\$ 32,713
City of Canyon Lake	\$ 43,628	\$ 3,900	\$ 2,100	\$ 41,528
City of Hemet	\$ 57,139	\$ 8,400	\$ 2,400	\$ 54,739
City of Lake Elsinore	\$ 38,831	partner	\$ -	\$ 38,831
City of Moreno Valley	\$ 104,813	\$ 31,500	\$ 15,900	\$ 88,913
City of Murrieta	\$ 40,715	\$ 3,000	\$ 1,500	\$ 39,215
City of Perris	\$ 87,942	\$ 15,900	\$ 12,000	\$ 75,942
City of Riverside	\$ 34,213	\$ 3,000	\$ 1,500	\$ 32,713
City of San Jacinto	\$ 34,213	\$ 3,000	\$ 900	\$ 33,313
City of Menifee	\$ 108,477	\$ 31,200	\$ 6,300	\$ 102,177
City of Wildomar	\$ 33,966	\$ 7,200	\$ 3,600	\$ 30,366
Elsinore Valley Municipal Water District (EVMWD)	\$ 31,942	partner	\$ -	\$ 31,942
San Jacinto Agricultural Operators (WRAC)	\$ 40,447	\$ -	\$ -	\$ 40,447
San Jacinto Dairy & CAFO Operators *	\$ 3,000	\$ 3,000	\$ 1,500	\$ 1,500
CA Department of Transportation	\$ 43,298	\$ 5,100	\$ 3,600	\$ 39,698
CA DF&W - San Jacinto Wetlands	\$ 31,213	\$ -	\$ -	\$ 31,213
Eastern Municipal Water District	\$ 31,213	\$ -	\$ -	\$ 31,213
March Air Reserve Base Joint Powers Authority	\$ 41,428	\$ 3,000	\$ 1,500	\$ 39,928
US Air Force (March Air Reserve Base)	\$ 42,168	\$ 3,300	\$ 1,800	\$ 40,368
Total Funding Required	\$ 1,038,272	\$ 124,500	\$ 56,100	\$ 982,172

Table reflects FY 2025-26 LE&CL TMDL Task Force budget credits to individual stakeholders for LEAMS TN offset credits that were purchased but not available in 2024

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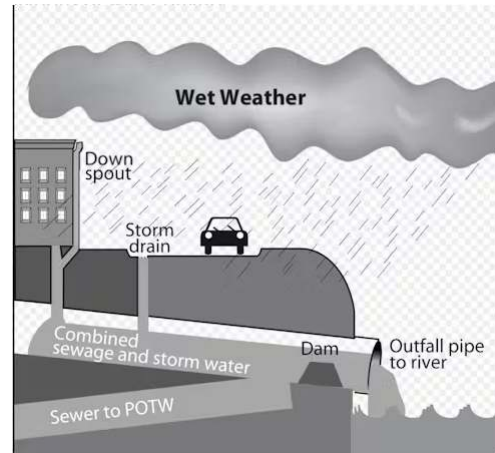
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MS4 Permit Renewal Updates

- Continued delays due to Supreme Court Decisions:
 - City & County of San Francisco v. EPA*
 - Camarillo Sanitary District v. State Water Resources Control board*
- Potential Water Board Workshop:
 - Friday, March 13, 2026
- Potential Release for Comment:
 - 45 days prior to workshop
 - Tuesday, January 27, 2026
- Water Board staff note significant changes across the board



RIVERSIDE COUNTY
WATERSHED PROTECTION



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Questions?
Ryan Kearns
rkearns@rivco.org
(951) 955-2047

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6.D Santa Ana Municipal Separate Storm Sewer System (MS4) Permit Compliance Program Activities Update

Requested Action:

1. Receive and file.

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7. Report from the Deputy Executive Director



Chris Gray
WRCOG



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8. Items for Future Agendas

9. General Announcements

10. Next Meeting

The next Public Works Committee meeting is scheduled for:

Thursday, February 12, 2026
2:00 p.m.

WRCOG's new office, 1955 Chicago Avenue, Riverside

11. Adjournment

